

STAFF REPORT

DATE January 19, 2016
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:00 Meeting Summary – December 15, 2015

C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL

~3:05 15-09-002 Address: 577 W Town
Property Owner: Pilot Dogs, Inc.
Applicant: Shaun Breslin, AECOM
To be reviewed: Application revisions

Sub-Districts: West Broad St Arts and Innovation

Dodge Park

Code Reference: 3323.21 Development Standards

Staff Observations:

Pilot Dogs Inc. received conditional approval on September 15, 2015 for a proposed new facility to house indoor kennels, a dedicated veterinary hospital/clinic, administrative offices, and support space. The conditions of the approval included 1. To provide 3 bicycle parking spaces, 2. To return to the EFRB for review of lighting, graphics, parking and fencing.

The current application includes graphics, an updated parking lot design, and details on the fence and site lighting in response to the conditions of approval. It also includes several updates to the approved design, including an updated landscape plan, changes to the size and location of the roof-top mechanical units, and an increased setback on Minard alley for the eastern portion of the building.

The application includes a request to modify the required number of parking spaces from 27 to 26, to permit two (2) roof-top signs in the East Franklinton District, and to allow a sign to greater than 10 sq. ft. to not face a public street.

Note: Ordinance # 2582-0215 was approved by City Council on 10/26/2015 to permit the uses of kennels, administrative offices, and veterinary medical suites in a multi-use building in the East Franklinton District.

Applicable Code Development Standards:

Standard (All other uses)	Dodge Park District	Staff Comments
Minimum Front Yard Maximum Front Yard	0' 10' (except w public-private zone)	Consistent Approved on September 15, 2015: 12.85' setback on Town Street (west of primary entrance)
Minimum Parking Setback	5'	Consistent
Minimum Side Yard	3'	Consistent

Minimum Fence/Wall Setback	0'	Consistent
Minimum Rear Yard	None	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	3 stories or 35'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	Per C.C. 3323.21	Consistent
Graphics	Per C.C. 3323.21	<ol style="list-style-type: none"> 1. Roof-mounted signs are not permitted in the EF District. 2. Signs not facing a public street are limited to 10 SF (C.C. 3375)
Parking, stacking, circulation	Not permitted between principle building and right-of-way	Consistent
Parking	Office: 1:450 SF 15,960 SF/450 SF = 36 Spaces 25% reduction = 27 spaces Bicycle parking = 3 spaces Kennel = 0 spaces	Proposed parking: 26 spaces Bicycle parking: 3 spaces

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility	<ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. 	Consistent
Parking	<ul style="list-style-type: none"> Surface parking should be located to the rear or side of street-oriented buildings, with preference for the rear of buildings and screened per code. The use of pervious surfaces for surface parking is encouraged to minimize storm water runoff and increase infiltration. 	Consistent
	<ul style="list-style-type: none"> The minimum setback for parking lots is five feet; parking located adjacent to a public sidewalk, however, can be located closer than five feet, provided that it fully meets all screening requirements. Parking lots and accessory buildings should be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building. 	Consistent
Graphic Design Guidelines	<ul style="list-style-type: none"> A wide range of design styles are appropriate for East Franklinton, with preference for contemporary design and materials. 	Consistent
	<ul style="list-style-type: none"> Signs that reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District are encouraged. 	Consistent
	<ul style="list-style-type: none"> Signage should be pedestrian in orientation and scale. Wall and blade signs are preferred. Auto-oriented signage is not appropriate for this district. The Review Board may consider auto-oriented signage requests featuring unique and artistic elements if such graphics are integral to the design of a building, development, and/or character of the sub-districts. 	The graphics are appropriate as they integrate historic elements into the design of the building and are integral to the character of the Dodge Park sub-district.
	<ul style="list-style-type: none"> Historic and/or existing iconic signs should be preserved, rehabilitated and maintained. 	Consistent

	<ul style="list-style-type: none"> New signage should be designed to be a logical and complementary component of the overall design of a storefront and/or the associated building's architecture. 	Consistent
	<ul style="list-style-type: none"> The width of building wall signs should not exceed 50 percent of the width of the structure. 	Consistent
Buffering and Screening	<ul style="list-style-type: none"> Roof-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials. 	The updated design includes smaller RTU's that are not screened. Three of the RTU's are slightly visible from the street. Staff recommends screening or paint to minimize the visual effects of the visible units.
Landscaping	<ul style="list-style-type: none"> Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. 	Consistent
	<ul style="list-style-type: none"> Paved areas should be shaded, especially parking lots. 	Consistent
Street Trees and Streetscape	<ul style="list-style-type: none"> Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester. 	Consistent
	<ul style="list-style-type: none"> Tree-lined residential and commercial streets should be either established or maintained. 	Consistent
	<ul style="list-style-type: none"> Landscaping on private property bordering sidewalks should be designed with new elements, such as a new plant form or material, at a scale and intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience. 	Consistent
Lighting	<ul style="list-style-type: none"> Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings. 	Consistent
	<ul style="list-style-type: none"> Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane. 	Consistent
	<ul style="list-style-type: none"> For aesthetic compatibility, light standards should be of the same or similar type and color. 	Consistent
	<ul style="list-style-type: none"> Wall-mounted lights should be directed downward. Soffit-mounted light fixtures should be recessed in the soffit or otherwise fully shielded from view from any property line. 	Consistent
Transportation	<ul style="list-style-type: none"> Off-street parking for bicycles should be provided per code. Major development should consider facilities beyond that required by code, such as bike lockers and water facilities. 	Consistent

The updated application is consistent with the recommendations of the East Franklinton Creative Community District Plan and the EF Graphic Design Guidelines.

Graphics: The proposed graphics are consistent with the Graphic Design Guidelines as they allow for the preservation of a historic, iconic sign and they are complimentary to the overall building architecture both on Town Street and on Minard Alley. Staff recommends approval of the modifications to permit two roof-mounted signs and allow a sign larger than 10 SF to not face a public street.

Parking: The requested parking modification will encourage a walkable, mixed-use development pattern consistent with the Plan, and three bicycle parking spaces will be provided near the entrance on Town Street. Staff recommends approval of a parking modification from 27 to 26 spaces.

Mechanical Units: Staff supports the use of several smaller roof-top mechanical units with the recommendation that any units visible from the street be screened or painted to minimize the visual impact as recommended by the Plan.

Note: The Board approval in September 2015 included a modification to the front yard setback requirement on Town Street from 10 feet maximum to 12.85' maximum.

Staff recommends approval with conditions.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:

1. Roof-top mechanical units visible from the street should be screened or painted to minimize visual impact.

D Applications for CERTIFICATE OF APPROVAL

~3:25

16-01-001

Address: 450 W Broad
Property Owner: James W. Manus
Applicant: LITECH Lighting
To be reviewed: Graphics

Sub-Districts:

West Broad St

Arts and Innovation

Dodge Park

Code Reference:

3323.21 (D) Graphics

Staff Observations:

Phillip's Original Coney Island is requesting to replace the sign face of an existing pole sign located at the corner of Anson and Broad Street. The existing sign is both a monopole sign and off-premise sign, and is therefore a non-conforming sign per C.C. 3381.08. The proposed sign face replacement does not increase the signs' non-conformity, and therefore, does not require the sign to come into compliance with the East Franklinton District.

The proposed sign face is a new graphic associated with the same use – Phillip's Original Coney Island. The existing off-premise "Pepsi" sign face is to remain and is not proposed for replacement.

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Graphic Design Guidelines	<ul style="list-style-type: none"> Nonconforming graphics are defined and regulated by the provisions of Section 3381.08, Nonconforming Graphics. Expansion of nonconforming graphics is generally not supported. 	Consistent. Proposed sign face change is not an expansion.
	<ul style="list-style-type: none"> A wide range of design styles are appropriate for East Franklinton, with preference for contemporary design and materials. 	Consistent
	<ul style="list-style-type: none"> Signs that reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District are encouraged. 	Consistent

	<ul style="list-style-type: none"> Signage should be pedestrian in orientation and scale. Wall and blade signs are preferred. Auto-oriented signage is not appropriate for this district. The Review Board may consider auto-oriented signage requests featuring unique and artistic elements if such graphics are integral to the design of a building, development, and/or character of the sub-districts. 	Existing nonconforming graphic.
	<ul style="list-style-type: none"> The signage message should be designed in a simple fashion and may include the business name, logo, function and or street number and related artistic treatments. 	Consistent

The proposed sign face replacement is consistent with the recommendations of the EF Graphic Design Guidelines. Staff recommends approval.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:

~3:40

16-01-003

Address:

421 W State

Property Owner:

CIF Real Estate, LLC

Applicant:

Triad Architects and Compton Construction

To be reviewed:

Change of use

Sub-Districts:

West Broad St

Arts and Innovation

Dodge Park

Code Reference:

3323.19 - Uses

Staff Observations:

The Columbus Idea Foundry is a community workshop, learning center, and creative space. CIF currently uses the first floor of the building for manufacturing uses and the second floor is vacant. The applicant is proposing a change of use for a small portion of the first floor from manufacturing to office, retail and eating and drinking, and on the second floor and mezzanine from manufacturing to office and assembly. The new uses and existing manufacturing uses require a total of 106 parking spaces and 6 bicycle parking spaces. The applicant is requesting a modification from 106 to 26 parking spaces, and has provided a diagram showing on-street parking near the site.

New Uses by Floor:

First Floor	
Office	1,375 SF
Retail/Accessory Eating and Dining	1,024 SF
Second Floor	
Office	23,345 SF
Assembly	2,119 SF
Mezzanine	
Office	4,541 SF

Applicable Code Land Use Standard:

Standard	Arts and Innovation District	Staff Comments
Office – greater than 5000 SF	Permitted Use	Consistent
Eating and Drinking Establishment	Permitted Use	Consistent
Retail – less than 5000 SF	Permitted Use	Consistent
Other assembly	Permitted Use	Consistent

Applicable Code Development Standards:

Standard (All other uses)	Arts and Innovation District	Staff Comments
Parking	Required: 106 parking spaces 6 bicycle parking spaces	Provided: 26 parking spaces

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Parking	<ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	Consistent

The change of use and parking reduction are consistent with the recommendations of the East Franklinton Creative Community District Plan. The plan recommends parking reductions may be appropriate for higher density, mixed use projects, promotes the conservation of contributing buildings, and encourages a dense, walkable, mixed-use development pattern. The adaptive reuse of the warehouse will act to both preserve a historic building and stabilize the neighborhood. The parking modification is also appropriate due to the primary uses, office and manufacturing, having peak parking demand during daytime hours. The parking demand will be balanced with other uses in the area that have higher demands in the evening, and ample on-street parking. Bicycle parking should be provided per code requirements.

Staff recommends approval.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:**E STAFF ISSUED CERTIFICATES OF APPROVAL****F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

401 W Town | Application #15-10-004

1. Change of Use | Reviewed 11/17/2015 | Issued 12/31/2015

G OTHER BUSINESS

1. Election of Chair and Vice-Chair
2. Staff approval list - proposed modification:
 - A. Items proposed for staff review/approval are as follows:
"Minor modifications to an approved site plan, elevation or graphic, provided the modification does not change the overall intent of the approved design."

H NEXT MEETING

Tuesday – February 16, 2016 at 50 W Gay St at 3:00 pm